

CITY OF MINNEAPOLIS

# At a Glance: Corcoran Neighborhood

Department of Regulatory Services

October 27, 2014



# Glossary

## Abate List

- Refers to list of properties for which the department has issued 2 or more notices within the prior 12 month period for the removal of nuisance conditions.
- Further nuisances on these properties may be abated directly by the city without additional notice and costs are assessed to the owner.

## Condemned

- Means a building has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days
  - It is determined to be unsafe
  - An inspector cites specific hazards
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation
  - Utilities to it have been discontinued or
  - There is a housing hygiene problem as determined by the Housing Inspections Department.

## COP

- Means Conduct on Premises
- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows the city to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impacted neighbors.

## Good Cause

- Refers to the Department's ability to authorize the denial, refusal to renew, revocation, or suspension of a rental dwelling license, or impose reasonable conditions or restrictions on the same, based on specific criteria.
- This profile refers to "Good Cause 7+ scores," which identifies properties that have met objective criteria requiring them to meet with the Department prior to obtaining a new rental license (does not affect existing licenses).

## PPU

- Means Problem Properties Unit
- Case management focused team within Housing Inspections Services division charged with identifying the City's worst properties and developing an action plan to resolve their issues. Also tracks and manages boarded, vacant, and condemned housing.

## VBR

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection
  - Unoccupied and unsecured for five days or more
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits

# Corcoran Profile

as of 10/22/14

## Total Parcels

Parcels w/ land use detail	1280
Rental licenses	261
Parcels with Rental Licenses	259
Rental units	649
Average rental units	2.60
Rentals / total residential	22%

## All violations & police calls

Parcels	Violations
Interior violations	173
Exterior violations	87
Fire violations	50
Nuisance violations	344
All violations	484
Total police calls	552

## Parcels with Serious Flags

Past 2 years	Current
VBR	18
Condemned	05
Illegal Occupancy	30
PPU	01
Good Cause 7+ scores	04
COP	05
Abate list	103 (6 months)

## Rental Licenses by

Unit Count	Count	%	%
1	126	48.65%	48.65%
2	79	30.5%	79.15%
3	16	6.2%	85.33%
4-5	20	7.7%	93.05%
6-10	05	1.93%	94.59%
11-15	09	3.47%	98.07%
16-20	02	0.77%	98.84%
21-30	02	0.77%	99.61%
31+	01	0.39%	100.00%
<b>Grand Total</b>	<b>259</b>	<b>100.0%</b>	<b>100%</b>

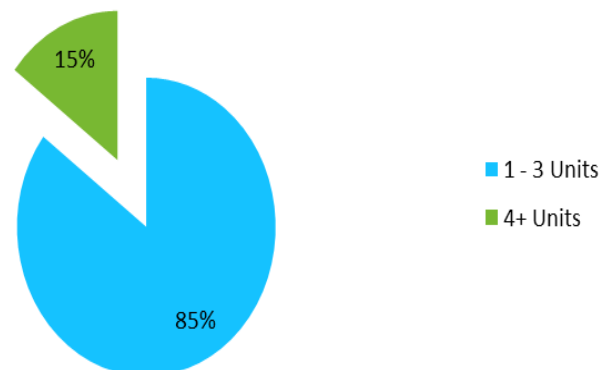
## Land Use Assessor

### (when descriptions available)

Count	%
Vehicle Related Use	05 0.39%
*Group Residence	00 0.00%
*Mixed Comm., Res, Apt.	06 0.47%
Office	07 0.55%
Retail	08 0.63%
Institution, School, Church	08 0.63%
Comm Work Shop	00 0.00%
Industrial warehouse/factory	00 0.00%
Bar, Restaurant, Club, Entertain.	00 0.00%
Utility	01 0.08%
*Multi Family (Residential)	226 17.66%
*Single Family (Residential)	938 73.28%
Sport or Recreation Facility	03 0.23%
Garage or Misc Residential	52 4.06%
Vacant Land	25 0.39%
<b>Grand Total</b>	<b>1280 100.00%</b>

\*Includes Residential Use

## Rental License Breakdown by Type



# Corcoran Demographic Profile

Corcoran Demographic Summary								
Data Source:	2010 Census					2010 Census		
Category:	Population					Housing		
	Population	17 years & younger	18 years & older	Male	Female	Total housing units	Occupied housing units	Vacant housing units
Number	3883	947	2936	1948	1935	1670	1510	159
Percentage	100.0%	24.4%	75.6%	50.2%	50.0%	100.0%	90.4%	9.5%

Data Source:	2010 Census						
Category:	Race and Ethnicity						
	White	Hispanic or Latino	Black or African American	American Indian and Alaska Native	Asian	Other Race	Two or More Races
Number	2071	728	661	113	111	14	184
Percentage	53.3%	18.7%	17.0%	2.9%	2.9%	0.4%	4.7%

Data Source:	2008-2012 American Community Survey					2008-2012 American Community Survey		2008-2012 American Community Survey		
Category:	Education					Language		Income		
	Less than a high school degree	High school degree	Some College or Associates Degree	Bachelors degree	Graduate or Professional Degree	Speaks only English at home	Speaks language other than English at home	Less than \$50,000	\$50,000 to \$74,999	\$75,000 or more
Number	402	682	592	649	385	2814	643	832	241	448
Percentage	14.8%	25.2%	21.8%	24.0%	14.2%	81.4%	19.0%	54.7%	15.8%	29.5%

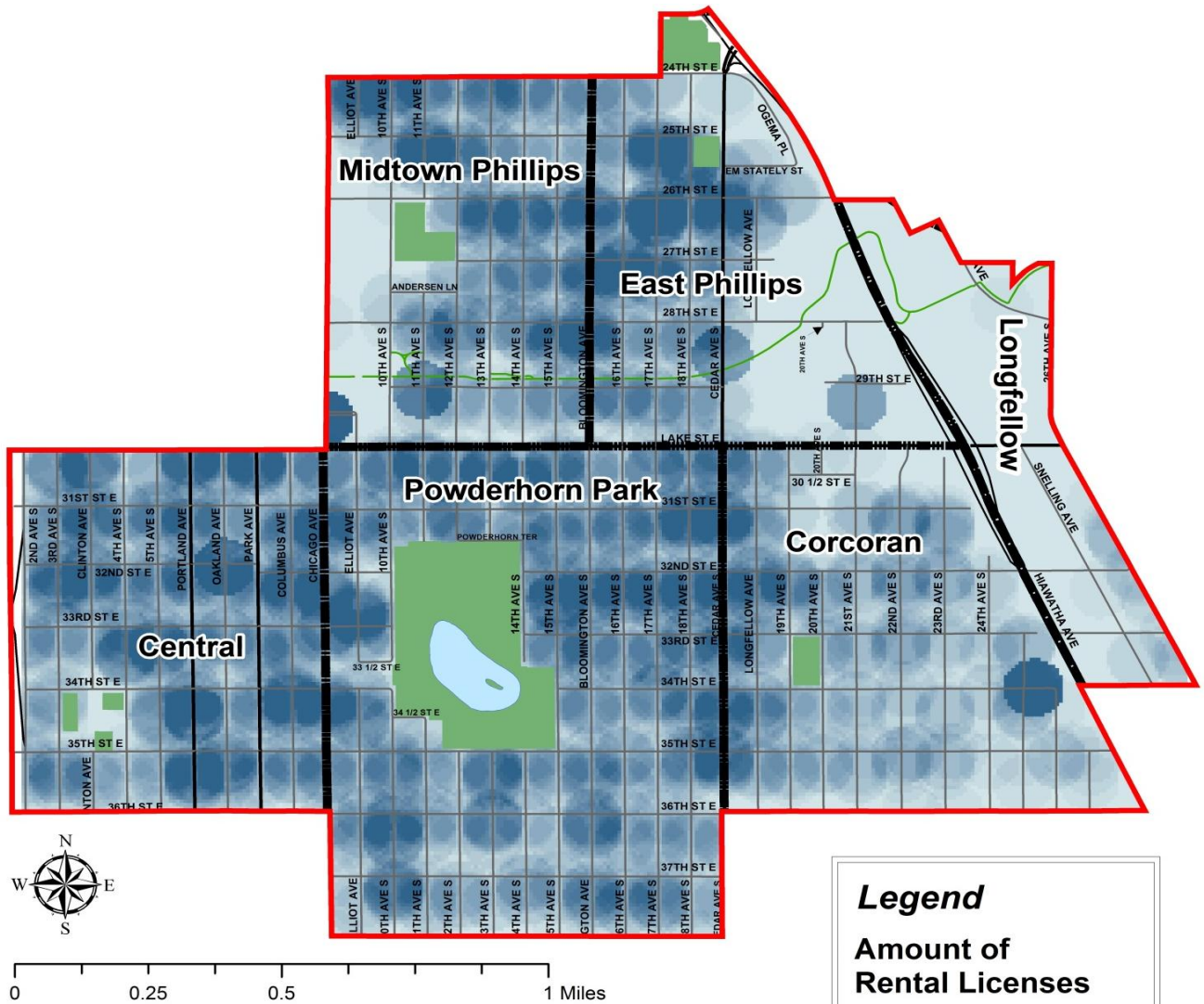
## Notes:

The Census & American Community Survey data was compiled by MN Compass

## Websites:

MN Compass <http://www.mncompass.org/profiles/neighborhoods/mnneapolis-saint-paul#!areas>

# Ward 9 Rental Properties



## Summary

Neighborhood	Number of Rentals
Central	455
Corcoran	259
East Phillips	238
Longfellow	20
Midtown Phillips	294
Powderhorn Park	638
<b>Total:</b>	<b>1904</b>

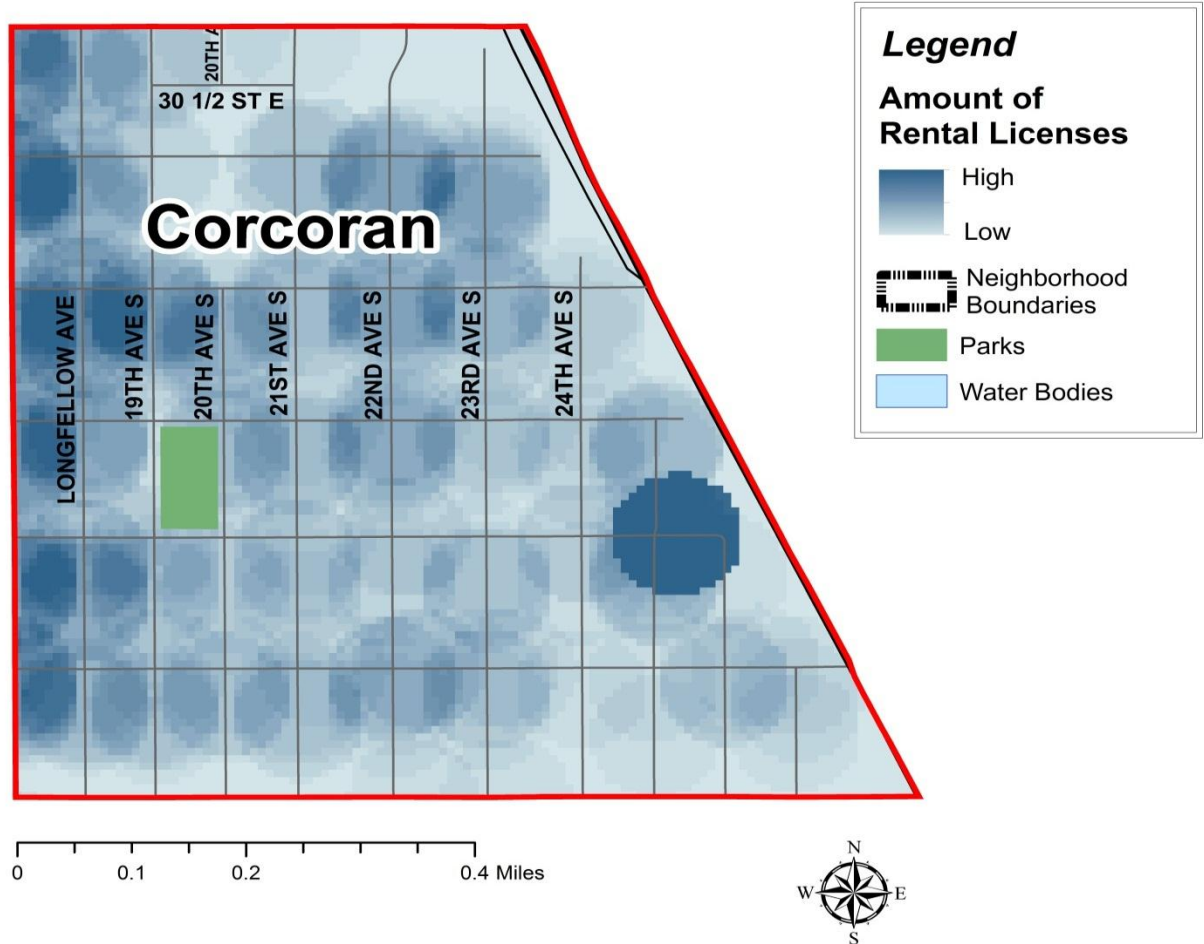
## Legend

### Amount of Rental Licenses

- High
- Low
- Neighborhood Boundaries
- Parks
- Water Bodies

Created by  
The City of Minneapolis  
Regulatory Services  
Erik Lundborg - Student Intern  
October 22, 2014

# Corcoran Rental Properties



## Summary

Neighborhood	Number of Rentals
Corcoran	259
<b>Ward 9 Total</b>	<b>1904</b>

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# Ward 9 Condemned and Vacant (VBR) Properties



## Legend

- VBR Properties
- VBR & Condemned Properties
- Neighborhood Boundaries
- Parks
- Water Bodies

## Summary

Neighborhood	VBR Properties	VBR & Condemned Properties
Central	06	12
Corcoran	06	03
East Phillips	02	04
Longfellow	00	00
Midtown Phillips	04	15
Powderhorn Park	08	04
<b>Totals:</b>	<b>26</b>	<b>38</b>

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Quinn Carr-Regulatory Services Associate  
October 22, 2014

# Corcoran Condemned and Vacant (VBR) Properties



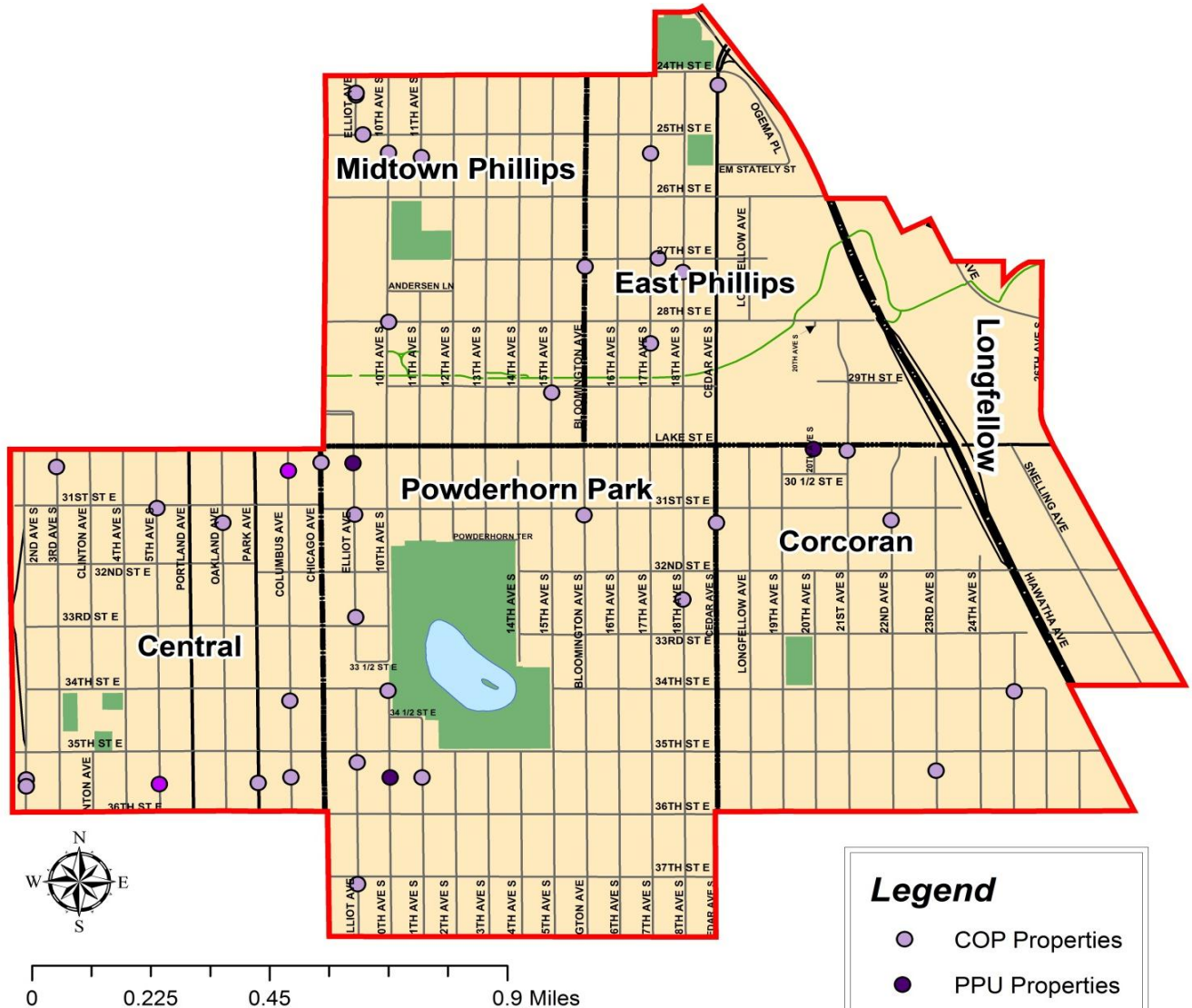
## Summary

Neighborhood	VBR Properties	VBR & Condemned Properties
Corcoran	06	03
<b>Ward 9 Totals:</b>	<b>26</b>	<b>38</b>

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Regulatory Services  
Erik Lundborg-Regulatory Services Intern  
October 29, 2014



# Ward 9 Conduct on Premise (COP) & Problem Properties (PPU)

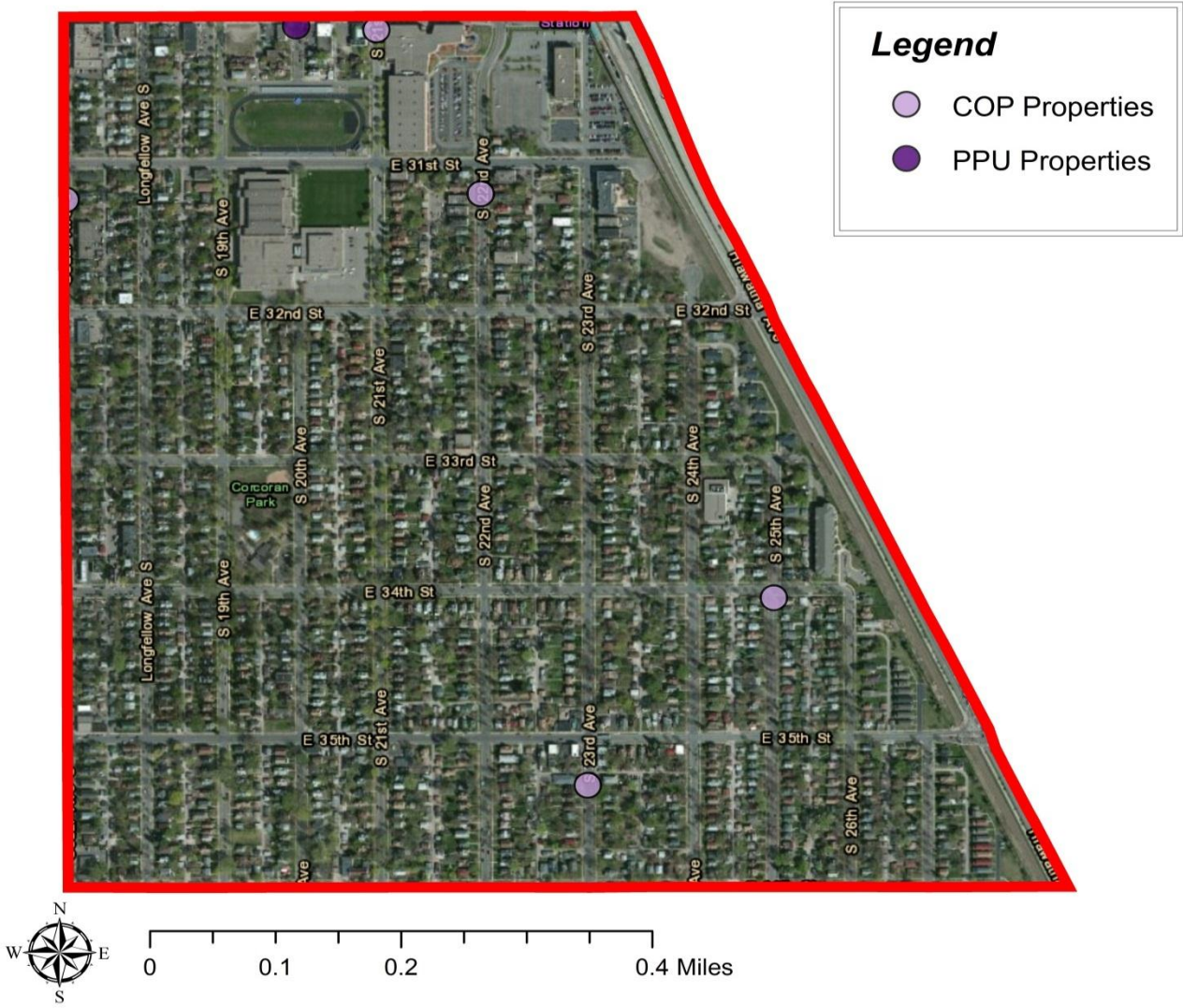


## Summary

Neighborhood	COP Properties	PPU Properties	COP & PPU Properties
Central	09	00	02
Corcoran	05	01	00
East Phillips	07	00	00
Longfellow	00	00	00
Midtown Phillips	06	00	00
Powderhorn Park	09	02	00
<b>Totals:</b>	<b>36</b>	<b>03</b>	<b>02</b>

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# Corcoran Conduct on Premise (COP) & Problem Properties (PPU)

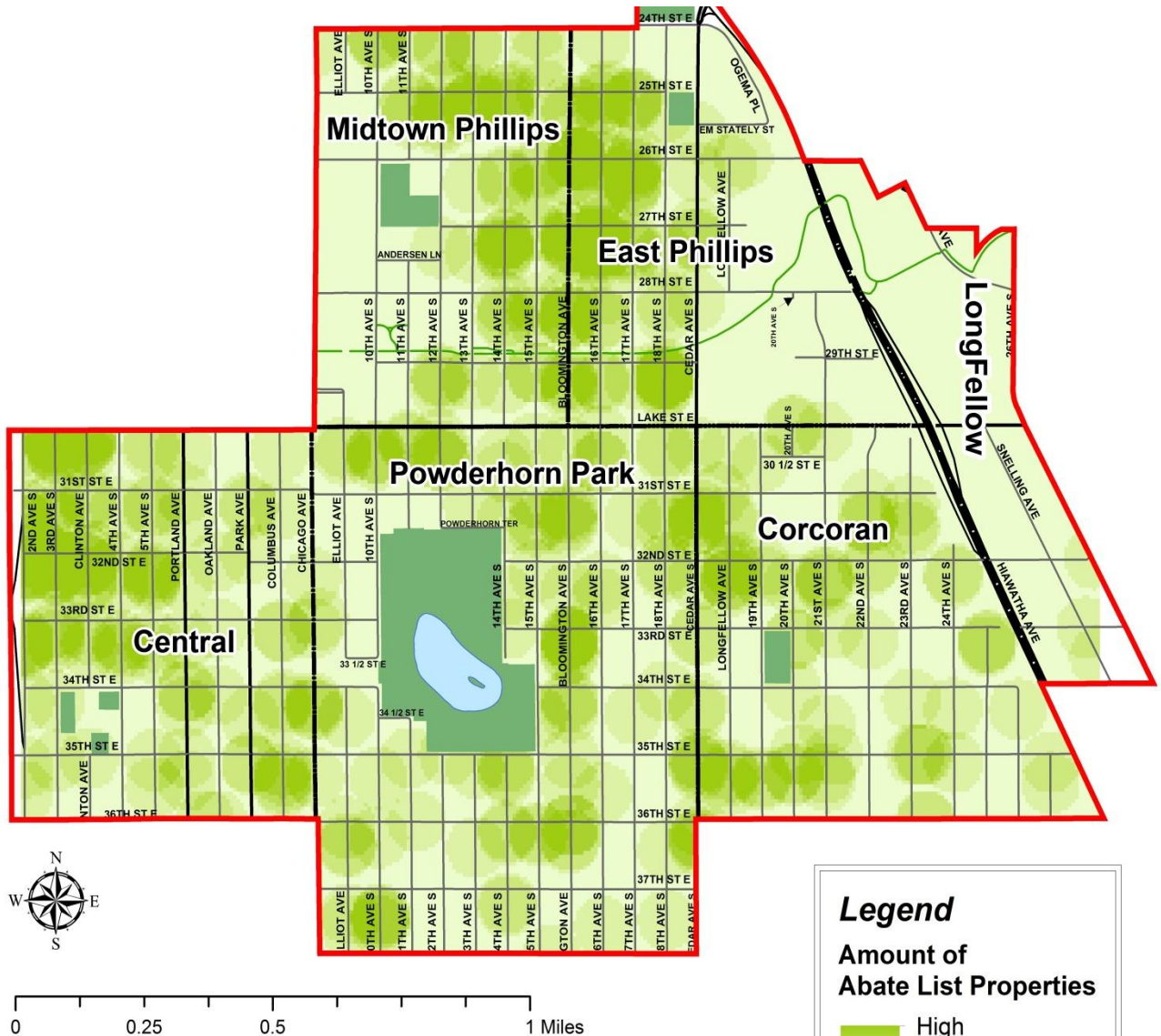


Summary			
Neighborhood	COP Properties	PPU Properties	COP & PPU Properties
Corcoran	05	01	00
Ward Totals:	36	03	02

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October 29, 2014



# Ward 9 Abate List Properties



## Summary

Neighborhood	Number of Abate List Properties
Central	106
Corcoran	69
East Phillips	68
Longfellow	03
Midtown Phillips	58
Powderhorn Park	100
<b>Total:</b>	<b>404</b>

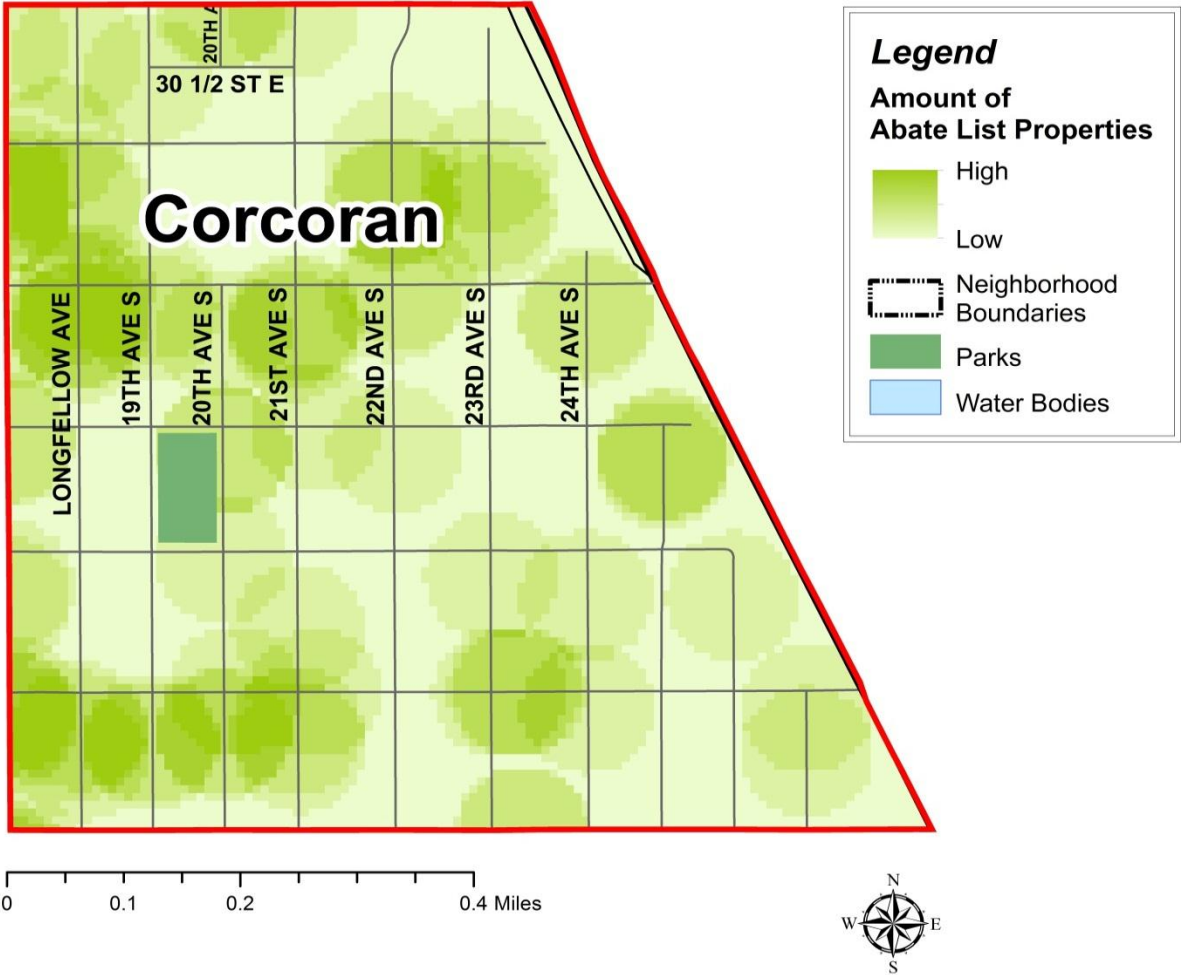
## Legend

### Amount of Abate List Properties

- High
- Low
- Neighborhood Boundaries
- Parks
- Water Bodies

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October 22, 2014

# Corcoran Abate List Properties

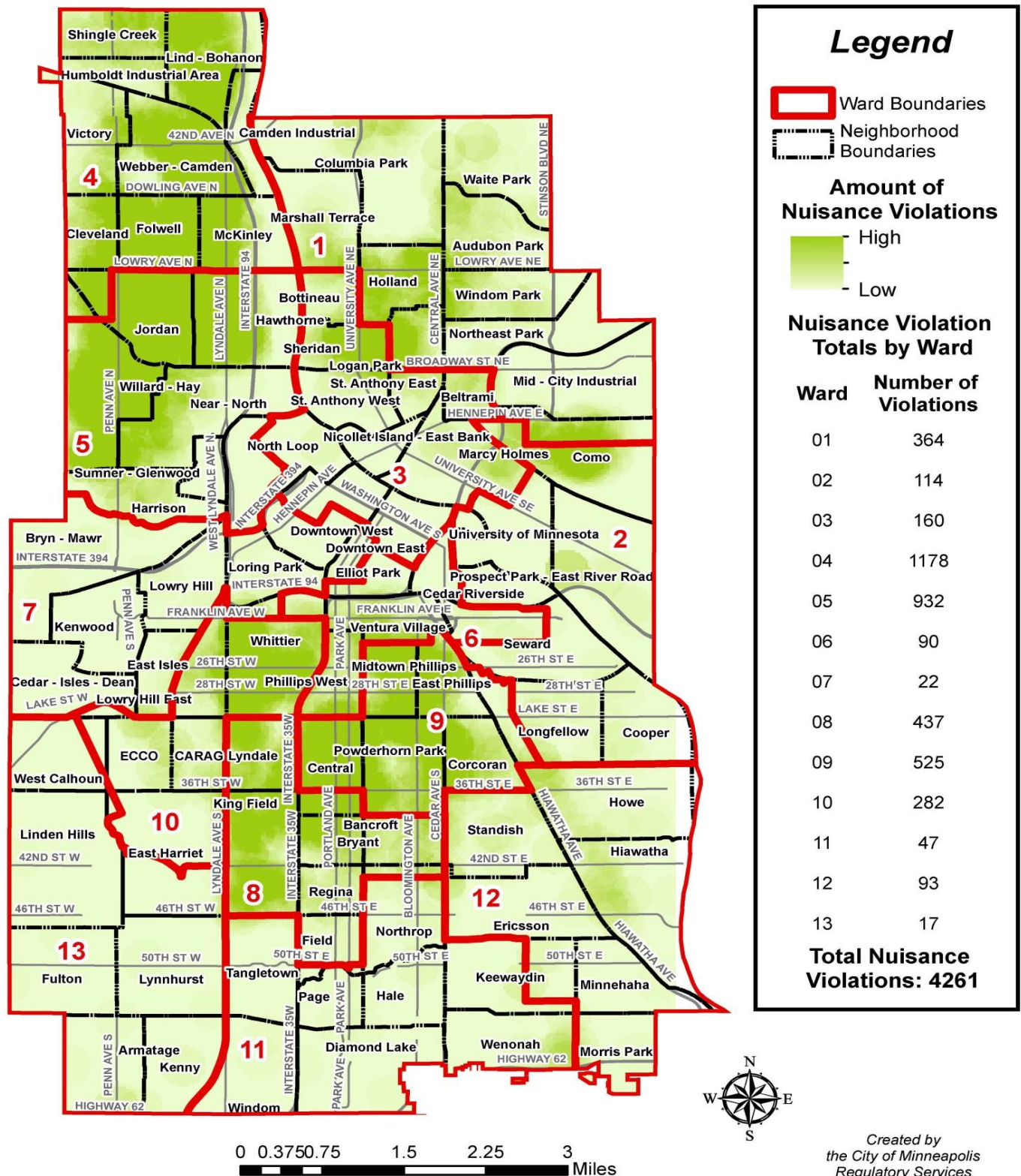


Summary	
Neighborhood	Number of Abate List Properties
Corcoran	69
Total in Ward 9	404
Percentage of Abate List Properties in Ward 9	17%

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 Erik Lundborg - Regulatory Services Intern  
 October 28, 2014

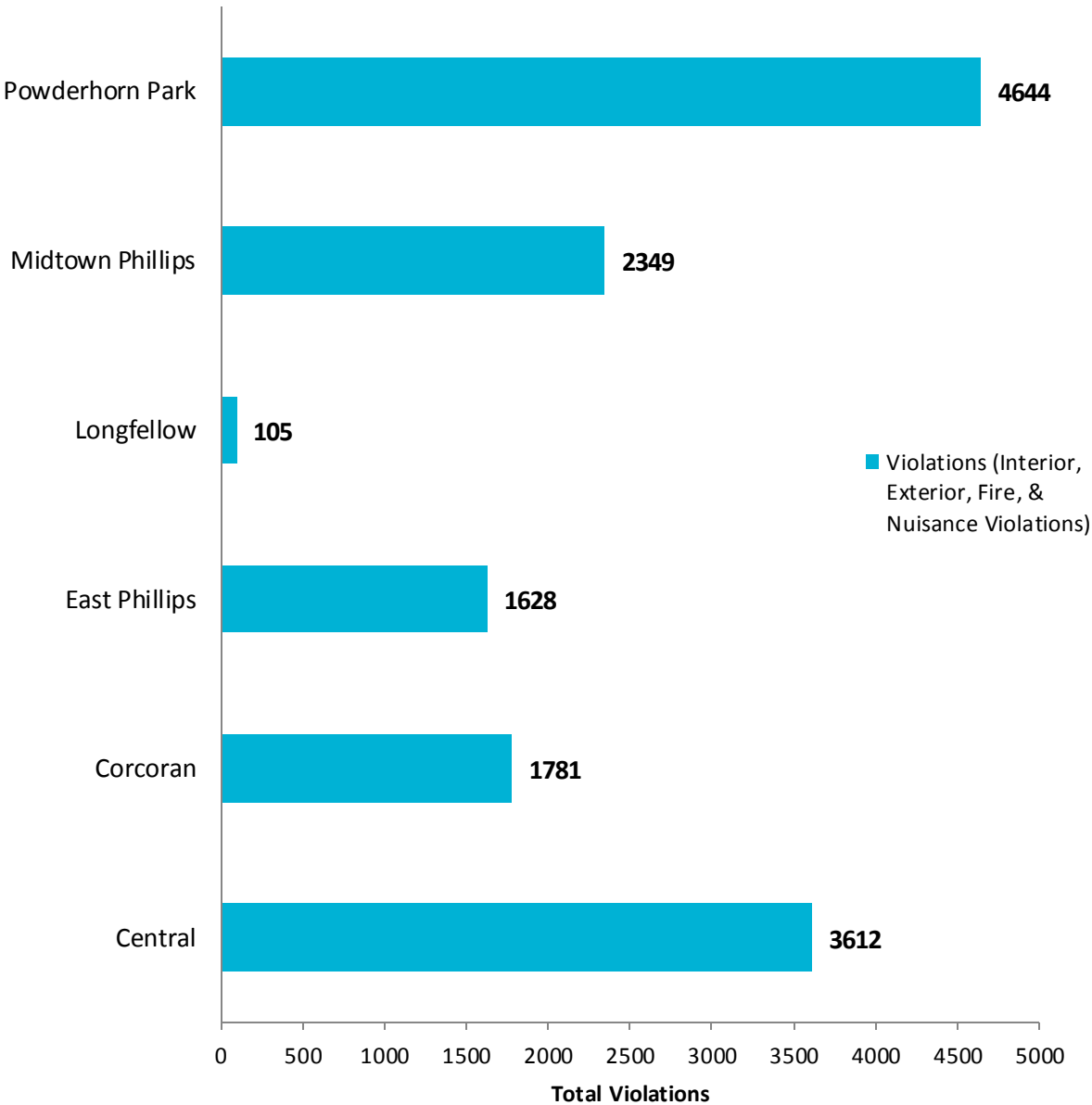


# Nuisance Violations by Ward & Neighborhood – through Q2 2014

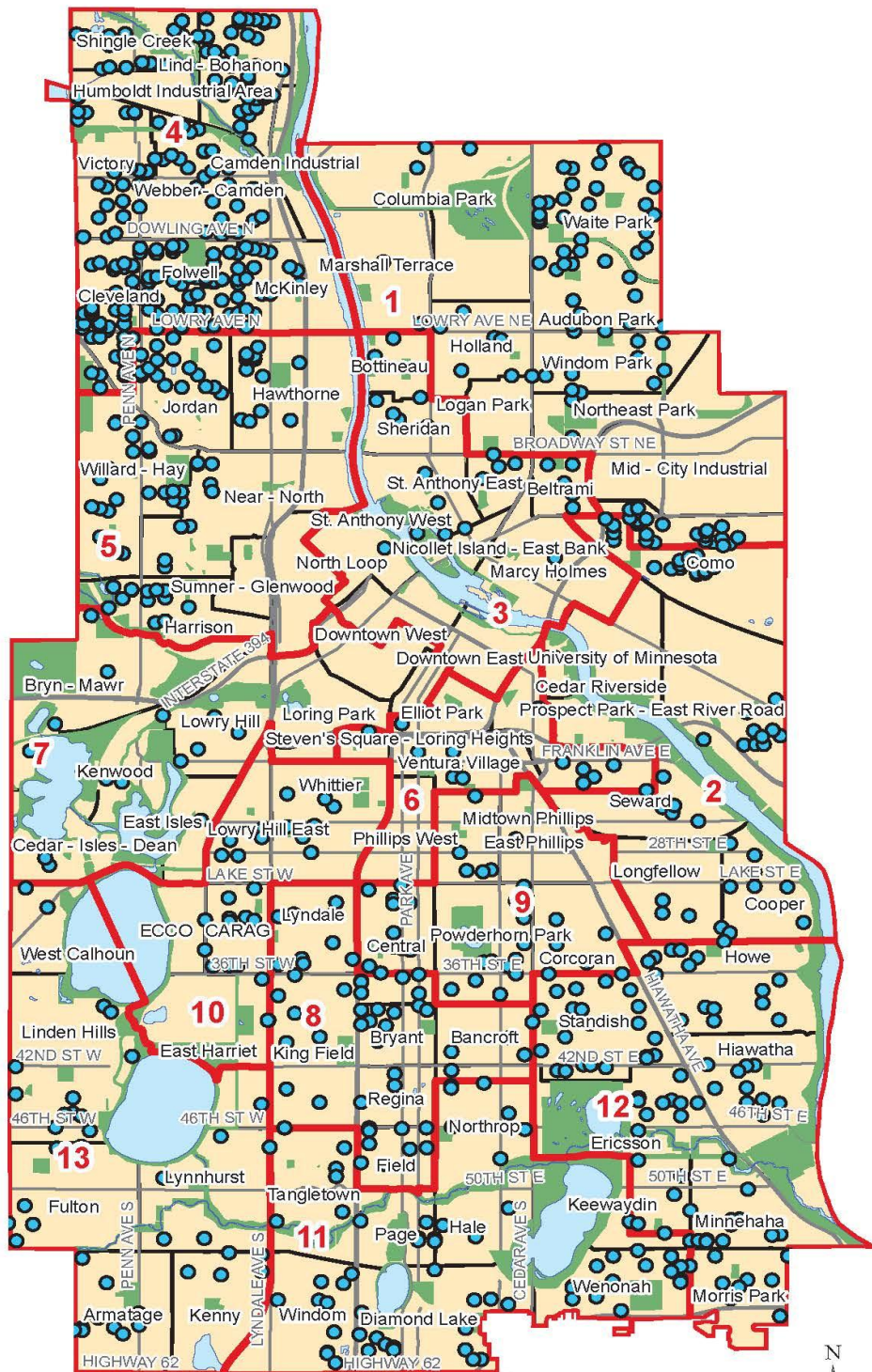




# Violations in Ward 9 (last 2 years)



# Rental License Conversions in 2013



### Legend

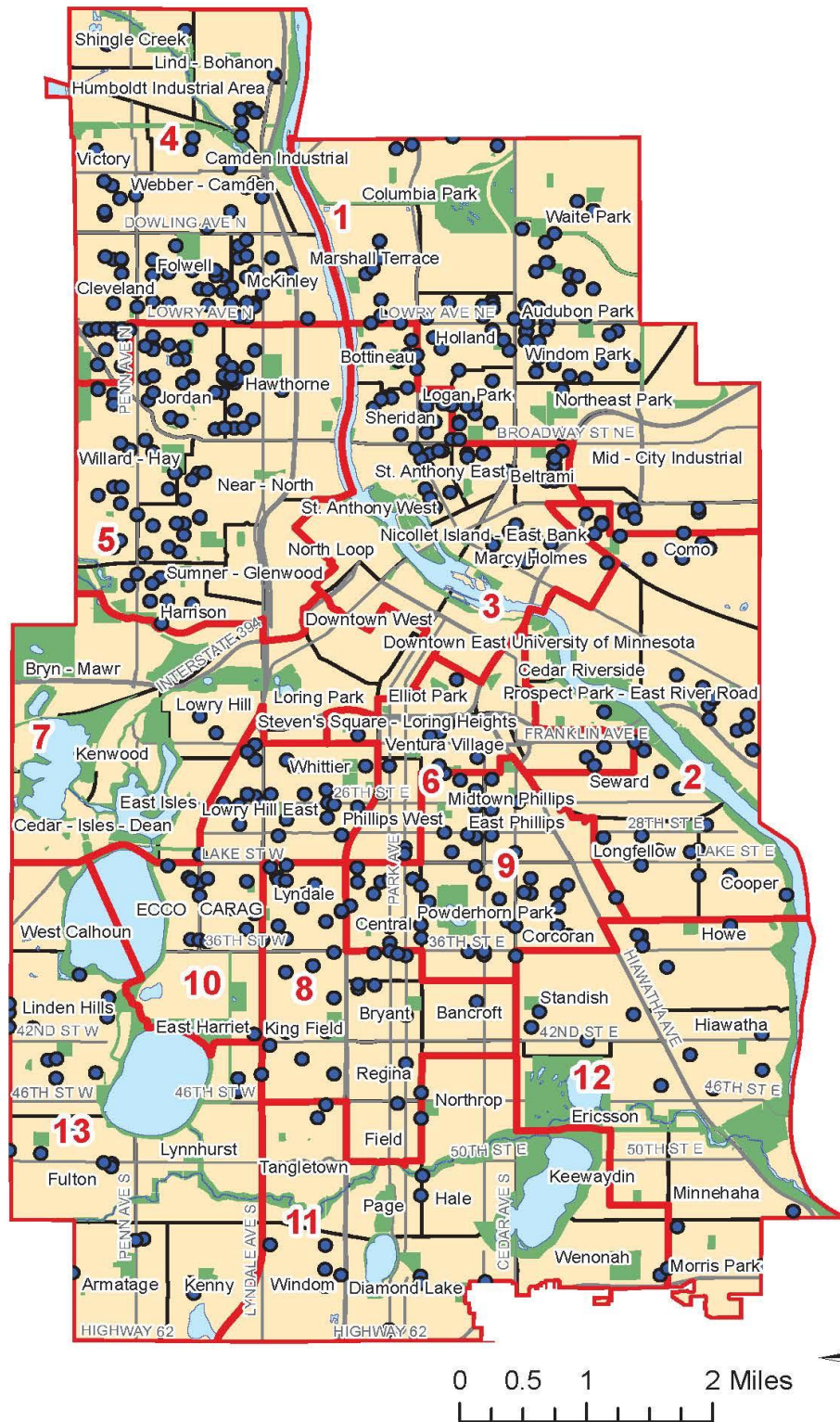
- Rental License Conversions

### Rental License Conversions by Ward

Ward	Properties
01	89
02	48
03	25
04	225
05	81
06	14
07	14
08	51
09	35
10	28
11	68
12	84
13	40

**Total Properties: 802**

# Rental License Change of Ownerships in 2013



## Legend

- Rental License
- CHOWN Properties

## Rental License Change of Ownership by Ward

Ward	Properties
01	84
02	40
03	52
04	77
05	80
06	17
07	02
08	37
09	49
10	43
11	15
12	18
13	27

**Total Properties: 541**

\*1 Properties could not be identified

Created by the  
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Regulatory Services  
May 16, 2014



# Strengthening Communities by...

- Increasing community partnerships and collaborations
- Increased use of data analysis to assist real needs and deploy resources effectively
  - Includes disaggregated data analytics
  - Identifying trends in market that impact neighborhood stability
- Renewed focus on community engagement and partnership opportunities
  - Define metrics and indicators based on actual expressed need of stakeholders
  - Increase push of data externally

## **Contact us:**

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## **To reach our inspections divisions, contact:**

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Residential inspections for single family homes up to triplexes

Mike Rumppe

Manager, Fire Inspections Services

[michael.rumppe@minneapolismn.gov](mailto:michael.rumppe@minneapolismn.gov)

Residential inspections for multifamily (4+) buildings

## **To reach our data analysts, contact:**

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(612) 673-2781

## **Visit our Website:**

<http://www.ci.minneapolis.mn.us/regservices/index.htm>



*Strengthening communities by  
partnering with residents,  
neighborhoods and businesses to  
make the city safer, healthier and  
more inviting to all.*

## **Department includes:**

Housing Inspection Services/PPU  
Fire Inspection Services  
Traffic Control  
Animal Care and Control